



## Attachment 6

**From:** [Blinck, Jim](#)  
**To:** [Joe Moreda](#)  
**Subject:** FW: Telfair building permits  
**Date:** Thursday, April 20, 2023 4:52:20 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[Telfair Bldg 501 and 511.pdf](#)  
[Aerial.pdf](#)  
[68568.0000 HCPA.PDF](#)  
[68568.0050 HCPA.PDF](#)  
[scan\\_blinckj\\_2023-04-20-15-14-46.pdf](#)

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Joe,

The property at 511 Telfair Road, folio 068568.0000, has the dwelling that that was constructed in 1962, which we have no history record and is also the same location with the metal storage structure was built in 1998 under building permit NGB02083. That permit was approved by Harry Humen.

The property at 501 Telfair Road, 068568.0050 has a dwelling that was constructed in 1992 with a valid building permit on a separate non-conforming lot. I've included in an attachment showing a deed issued splitting the parcel into 2 separate parcels deeded back to the same owners. Staff is going to look this permit up in micro film and provide all documentation that was submitted to construct the dwelling in 1992. The roof permit RFG63291, was approved with a final on 03/30/2009. The mechanical replacement permit, NME87457 was approved with a final on 01/04/2015. Both of these permits are trade permits that are issued with no review and most likely issued online. I hope this information is helpful, and if you have any questions, please do not hesitate to contact me. Take care.

**Jim Blinck**

**Executive Manager**

Building and Construction Services

---

P: (813) 274-6613

M:(813) 393-9512

E: [BlinckJ@HillsboroughCounty.org](mailto:BlinckJ@HillsboroughCounty.org)

W: [HCFLGov.net](http://HCFLGov.net)

**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

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**From:** Joe Moreda <jmoreda@gardnerbrewer.com>

**Sent:** Thursday, April 20, 2023 11:15 AM

**To:** Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>

**Cc:** Kline, Dennis <KlineD@HillsboroughCounty.ORG>

**Subject:** Telfair building permits

**WARNING TO OWNER:** Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of Commencement.

In consideration of the granting of the above permit, I do hereby agree that all work performed shall be in accordance with all plans and other information submitted herewith, and said work shall conform with all requirements of applicable Federal, State and Hillsborough County Codes and Regulations. This permit will be revoked if any misrepresentation or false statement is made on the application or plans on which approval of the permit has been based. Permit shall be void if work is not commenced within six (6) months of permit issuance. Permit is void if structure or use is prohibited by deed restriction, zoning regulation, County ordinance, or general laws of the State of Florida. The mere issuance of this permit creates no vested right in the permittee.

**NOTICE:** In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

RCPT 02131036 CODE 0012  
DEC 11, 1991 4:18 PM OPR 0120  
REFERENCE NO. SF002821  
TRAN TOTAL 328.12 CHECK

SIGNATURE OF  
OWNER OR AGENT

*Sue S. Blue*

APPLICATION  
DATE

Date: **482421**

Job Site Address: 501 TELFAIR RD

Project Number: SF002821

Owner Name: BLUE JOHN & SUE

Permit Type: BUILDING PERMIT

Applicant Name: BLUE SUE

It Use: P1-NEW-1-S-SFR/1BR LAL#1191

Tax Folio No: 068568.0050

Occupancy Class: 101

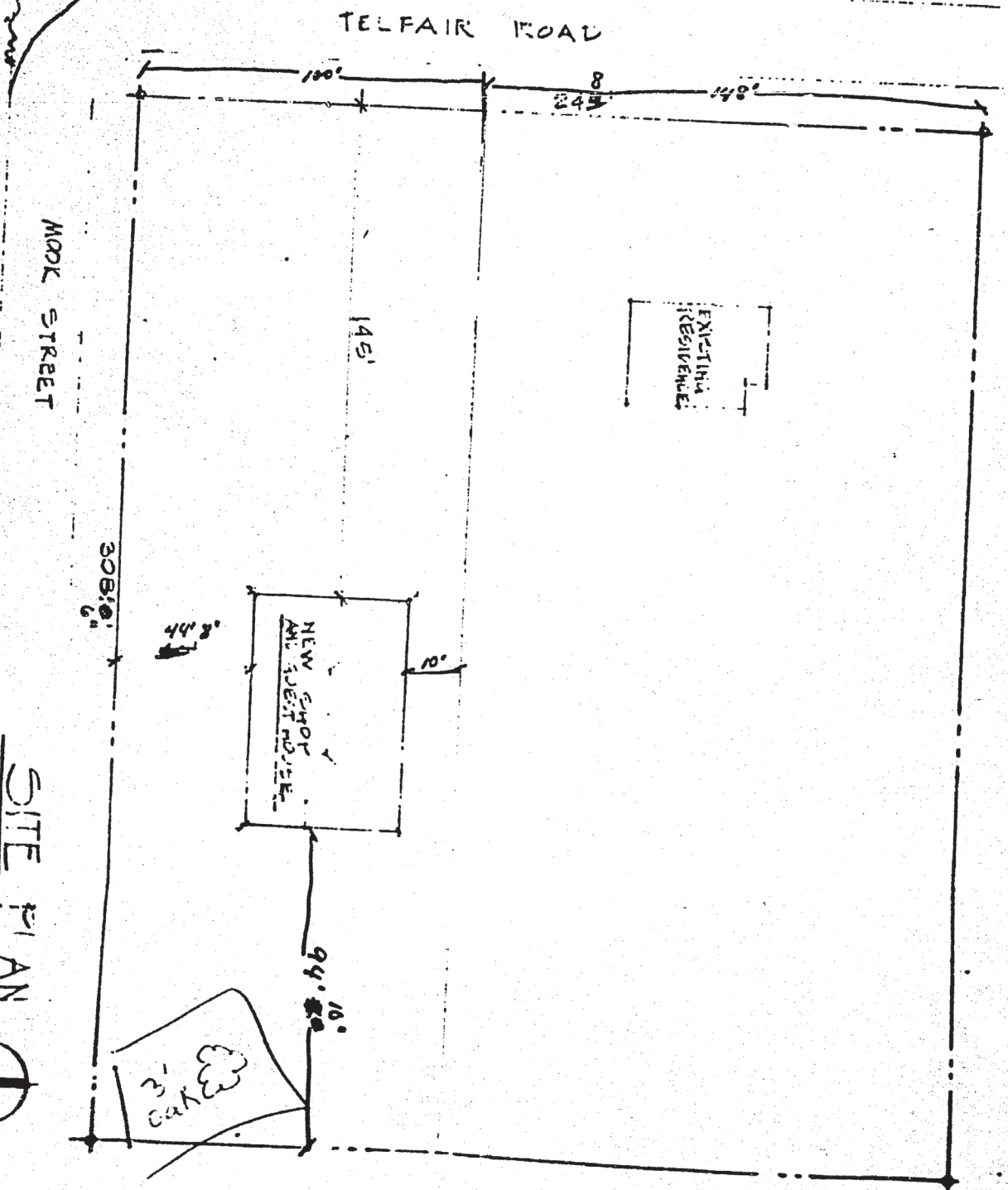
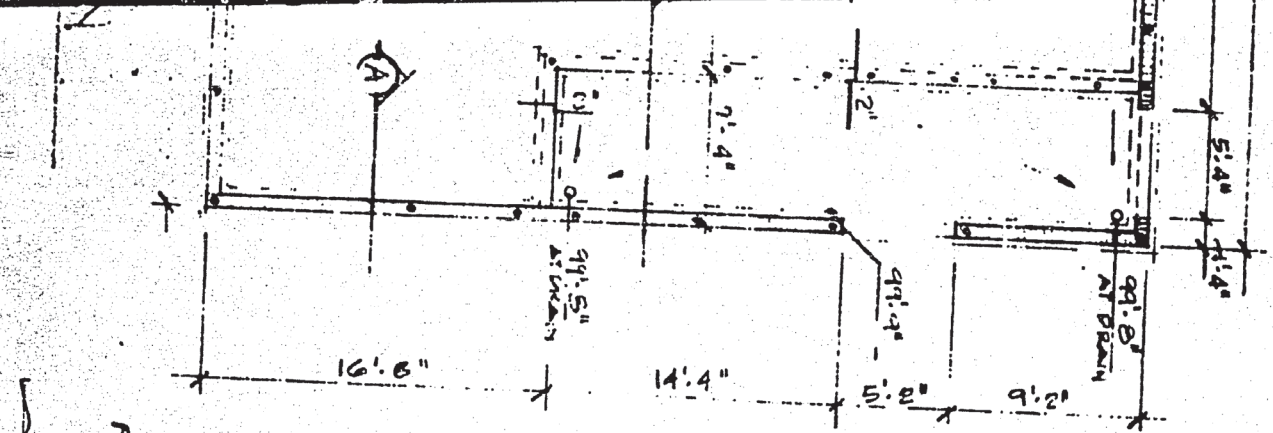
VALUATION: 72,327

Map#/Block/Lot 0000000/0 /0  
Qtr(2)Sec(2)Twp(2)Rge(2) NW222920  
Subdivision Name METES AND BOUNDS  
Setback Front/Rear 145 /94  
Left/Right 10 /44  
Flood Zone C  
Impact Zone 4-NE

Fee description	Units	Fee/Unit	Ext fee	Data
Enter # Of Stories.....>				1
Enter Valuation and/or.....>				
Enter Square Feet.....>	1060	30.00		
Enter Square Feet.....>	2052	19.75		
Building Fee			262.00	
Radon.....Enter SqFt>	3112	.01	31.12	
Landscape (\$35).....>			35.00	Y
Total Building Fee			262.00	
Total Roof Fee				
Total Radon Fee			31.12	
Total Landscape Fee			35.00	
***** TOTAL IMPACT FEE DUE *****				2160.03
*** Fees Required ***				***
			Fees Collected & Credits	***

Receipt No.	Date	Payment
BL	12/11/91	262.00
RADON	12/11/91	31.12
LAL	12/11/91	35.00
	Lic. C CRC000000	813 9999999

CONTRACTOR : HOME OWNER



SITE PLAN



CALL HEALTH DEPARTMENT FOR INSPECTION OF THIS  
PLUMBING STUB OUT BEFORE SLAB IS POURED.

APPROVED

HILLSBOROUGH COUNTY  
HEALTH DEPARTMENT

NAME SCP DATE 12/4/91

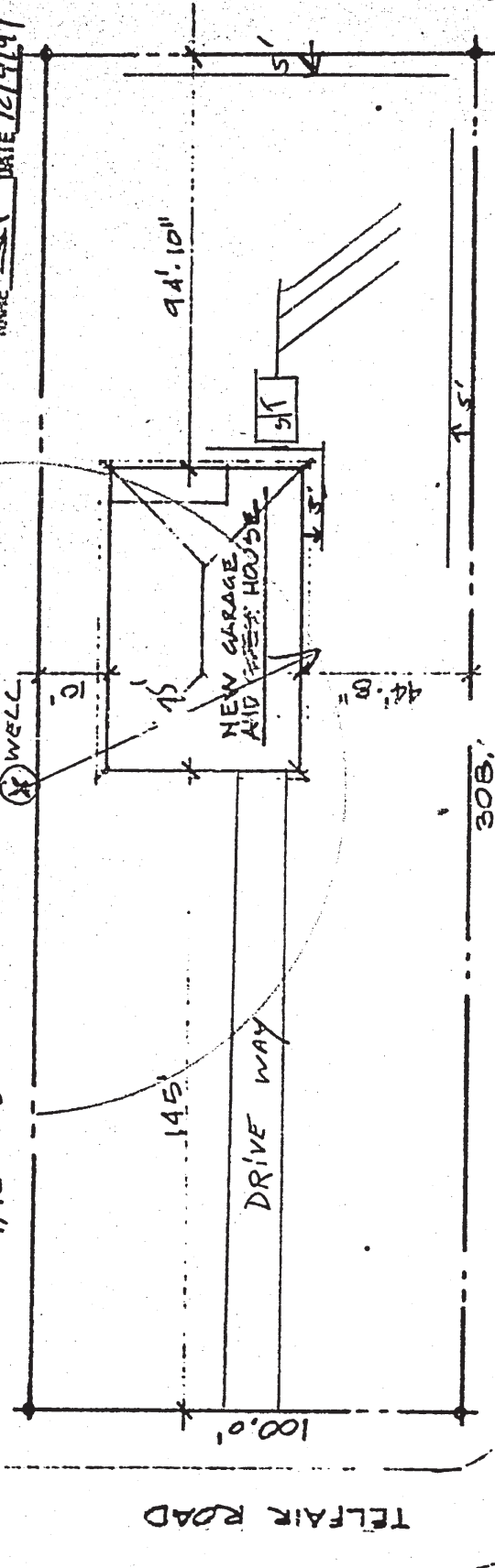
TYPE 'B'

SUPPORT  
ON GIRDER  
TRUSS

TYPE 'C'

ROOF FRAMING PLAN  
1/16" = 1'-0"

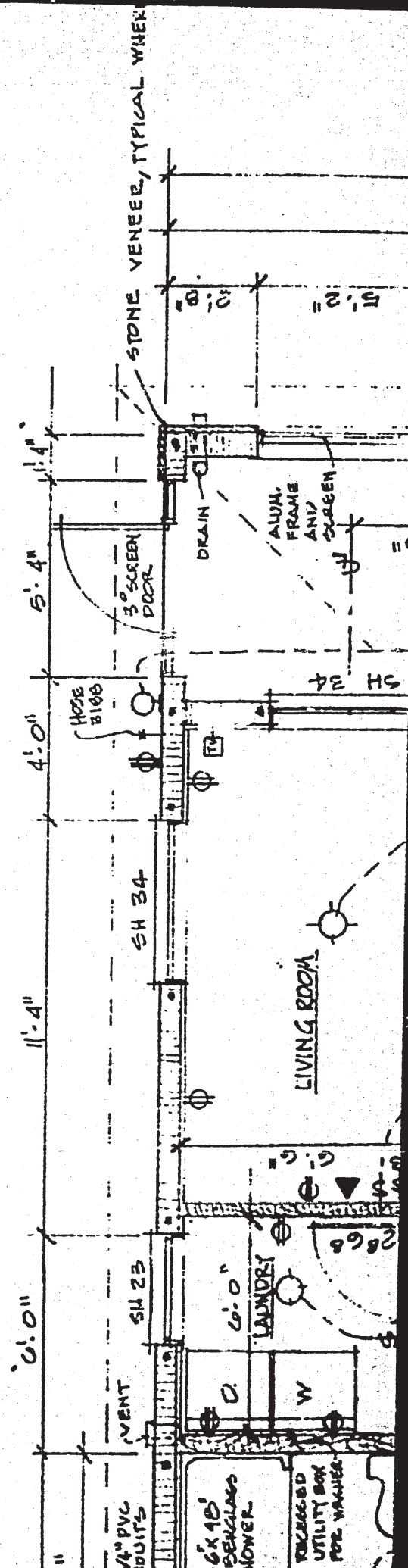
GIRDER  
TRUSS



SITE PLAN

1" = 40'

MOOK STREET



STONE VENEER, TYPICAL WHEN



Instrument Prepared by: John E. & Sue S. Blue  
608 Meade Street  
Brandon, Florida 33510

Comptroller of Public Accounts

RECORD VERIFIED  
*Richard Ake*  
Clerk of Circuit Court  
Hillsborough County, Fla.  
By Cynthia G. Blue, D.C.

OFF. REC. 6417 PG 555

Property Appraisers Parcel Identification (Folio) Number(s):  
68568.0000

Documentary Tax Pd - F.S. 201.02 \$ .60  
Documentary Tax Pd - F.S. 201.08 \$ 0  
Intangible Tax Pd - F.S. 199 \$ 0  
Richard Ake, Clerk Hillsborough County  
By: *J.C.M.* Deputy Clerk

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, Executed this 28 day of October, A.D. 19 91, by

first party, to John E. & Sue S. Blue

whose post office address is 608 Meade Street, Brandon, Florida 33510

second party: John E. & Sue S. Blue

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 0.0 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Hillsborough, State of Florida, to-wit:

PARCEL "A"

The West 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/2 of Section 22, Township 29 South, Range 20 East, Hillsborough County, Florida, LESS the North 388.93 feet thereof, ALSO LESS the South 125.00 feet thereof, AND ALSO LESS the West 30.00 feet thereof for Road-Of-Way.

PARCEL "B"

The South 125.00 feet of the 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 22, Township 29 South, Range 20 East, Hillsborough County, Florida, LESS the West 30.00 feet thereof for Road Right-Of-Way. ALSO LESS the South 25.00 feet thereof for Road Right-Of-Way.

There is no consideration.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*Alice M. Leis*  
Witness Signature (as to first Grantor)  
- Alice M. Leis  
Printed Name

*John E. Blue*  
Grantor Signature  
John E. Blue  
Printed Name

*Virginia R. Smith*  
Witness Signature (as to first Grantor)  
Virginia R. Smith  
Printed Name

608 Meade Street, Brandon, FL. 33510  
Post Office Address

*Alice M. Leis*  
Witness Signature (as to second Grantor, if any)  
Alice M. Leis  
Printed Name

*Sue S. Blue*  
Grantor Signature  
Sue S. Blue  
Printed Name

*Virginia R. Smith*  
Witness Signature (as to second Grantor, if any)  
Virginia R. Smith  
Printed Name

608 Meade Street, Brandon, FL. 33510  
Post Office Address

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared John E. Blue & Sue S. Blue

to me known to be the persons described in and who executed the foregoing Quit-Claim Deed and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of October, A.D. 19 91.

SEAL

*Jo Carol Sanborn*  
Notary Signature  
Jo Carol Sanborn  
Printed Notary Signature

My Commission Expires: Notary Public, State of Florida at Large

1991 OCT 29 AM 9:54  
91219656

Office of the County Administrator



RE: FLOOD ZONE/ELEVATION DETERMINATION REQUEST DATE: Nov. 27, 1991

Information Requested BY: Building Dept.  
(Please attach copy of deed if property is not in platted subdivision.)

- NOTE -

THE APPLICANT ACKNOWLEDGES THAT THE COUNTY, NOR ANY OF ITS AGENTS, WILL BE HELD RESPONSIBLE FOR ANY ERRORS OR OVERSIGHTS AS A RESULT OF THE FLOOD ZONE DETERMINATION

Flood Zone/Elevation determination for property located at and being further described as:

(Applicant Signature)  
(Name)  
(Street)  
(City) Palmdale # 68.568.0050 (Zip Code)

The south 125 ft. of the West 1/2 of the NW 1/4 of the SW 1/4 of the NW 1/4 of S22, T29, R20 less the West 30.0 feet per road R-O-W. Also less the S. 25 ft thereof for road R-O-W.

(THIS SECTION IS TO BE COMPLETED BY A HILLSBOROUGH COUNTY OFFICIAL.) 501 Delpair Rd. Brandon, FL 33516

DATA USED IN DETERMINATION HAS BEEN TAKEN

FLOOD INSURANCE RATE MAPS (FIRM) - Community Panel #120112 0385E (8-15-89)  
UNITED STATES GEODETIC SURVEY - Sheet #  
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) MAP - Sheet # S22, T29, R20

PLEASE NOTE ALL ITEMS CHECKED

THE FOLLOWING COMPLIES WITH HILLSBOROUGH COUNTY FLOOD DAMAGE CONTROL ORDINANCE AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) REQUIREMENTS:

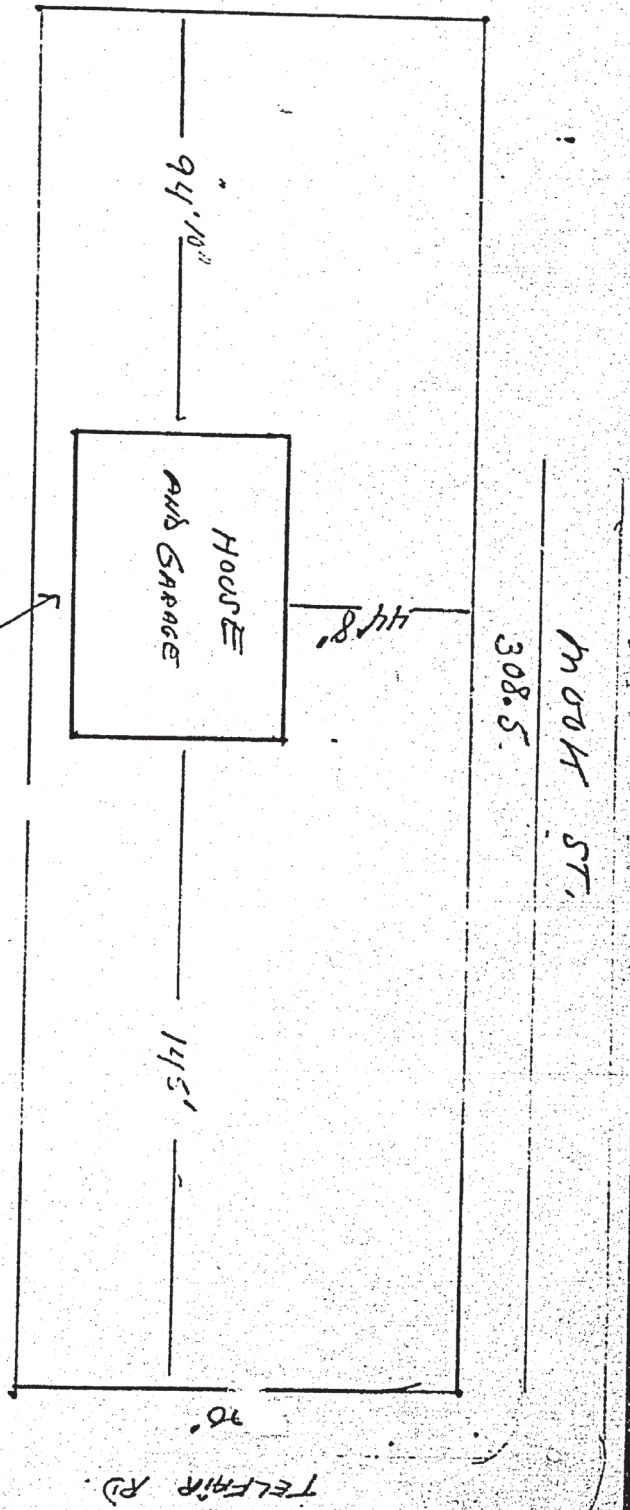
- 1. The FIRM Zone is C.
- 2. The 100-Year Base Flood Elevation (Undeveloped) is N/A NGVD.
- 3. The above referenced subdivision required the finish floor to be constructed at N/A NGVD per approved lot grading plan.
- 4. The above referenced "metes and bounds" site requires the finish floor be constructed at N/A NGVD or above.
- NO 5. The above described property is in a FLOODWAY.
- 6. The above described property is in a VELOCITY ZONE and no fill is allowed for structural support. The minimum elevation of the lowest portion of the structural members of the lowest floor (excluding the pilings or columns) which complies with the Hillsborough County Flood Damage Control Ordinance for the subject site is \_\_\_\_\_ NGVD.
- 7. The above described property is in Flood ZONE \_\_\_\_\_ and DOES NOT require that a finish floor elevation be set. Use of a higher elevation by the applicant is permitted.

The above information is furnished to the best of our abilities based on available resources.

Verneta A. Lawrence  
HILLSBOROUGH COUNTY DEVELOPMENT REVIEW DEPARTMENT

\*\*\* (ALL MAIL REQUESTS REQUIRE A STAMPED, SELF-ADDRESSED ENVELOPE)

LOCATION OF ZONES IS AS INDICATED



SITE PLAN

1" = 40'



ALL CONSTRUCTION SET TAKE PLACE  
 ACCORDING TO APPROVED SITE PLAN.  
 NO CONSTRUCTION IS PERMITTED ON  
 EASEMENTS

PLANS EXAMINED AND APPROVED  
 IN ACCORDANCE WITH THE RULES  
 GOVERNING BUILDING CODES  
 WITH EXCEPTIONS NOTED

DEC 10 1991

THE ISSUANCE OF THIS PERMIT SHALL NOT  
 BE HELD TO REMIT OR AMEND THE  
 VIOLATION OF ANY COUNTY OR STATE LAW,  
 CODE, REGULATION, OR ORDINANCE

John P. Sore Ruler

801 TELFAIR RD.

PR# 01588





September 28, 2023

**VIA ELECTRONIC MAIL**

Brian Grady, AICP  
Hillsborough County Development Services, Senior Planner  
601 E Kennedy Blvd  
Tampa, FL 33602

Re: 501 and 511 Telfair / Fee Waiver Due to Staff Error

Dear Brian:

Thank you and your team for taking the time to work through this matter. As a follow-up to our meetings, we are filing the subject Fee Waiver for the Land Use Hearing Officer to consider and Exception pursuant to Development Procedures Review Manual Sec 9.7.G. The Fee Waiver is being sought to offset expenses to the property owner for necessary rezoning and subdivision fees to overcome previous staff errors in permitting and recognize two single family homes and related lots as conforming. Please see Attachment 1 for an aerial view of the subject property and Attachment 1a for the related survey.

As you may recall, the subject site consists of two (2) folios: (68568.0000 / 511 Telfair Rd.) and 68568 / 501 Telfair Rd.). Each folio contains an existing single-family home, and the northern folio (511 Telfair Rd.) also contains a metal storage structure. Please see Attachments 2 and 3 for Hillsborough County Property Appraiser site data.

The subject zoning is ASC-1 (one dwelling unit per acre), and the Future Land Use is R-6 (six dwelling units per acre). The approximate acreage for 501 Telfair is 0.86 and the approximate acreage for 511 Telfair is 0.85. The total approximate acreage of both lots is approximately 1.7 acres. The total acreage is not sufficient to sustain the subdivision of two conforming ASC-1 one acre lots. Please see Attachments 4 and 5 for zoning and land use data.

In 1992 the subject property was also zoned ASC-1 and in the same configuration. During that year Hillsborough County issued valid single family residential building permits for folio 68568.0000 / 511 Telfair Rd. on a non-conforming lot (See Attachment 1). However, when contacted for verification the staff indicated the subject lot does not meet the criteria for legal nonconforming lot certification and the permits were issued in error. Accordingly, the permitting error resulted in two (2) homes placed on two (2) non-conforming lots (both lots are less than the required one-acre zoning minimum). See Attachment 6 for permit error.

To offset the financial burden on the property owner of revisiting the regulatory process to correct the staff error and avoid removing a single-family dwelling from the property, a Fee Waiver of the rezoning and subdivision fees is being requested. We believe the circumstances explained above are sufficient to request relief of said processing fees related to potentially correcting the error through rezoning.

Thank you for your consideration and please feel free to contact me with any questions or comments.

Sincerely,  
  
Joseph Moreda, AICP

400 North Ashley Drive, Suite 1100  
Tampa, Florida 33602  
(813) 221-9600

[www.gardnerbrewer.com](http://www.gardnerbrewer.com)

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# Hillsborough County Florida

## DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110  
(813) 272-5600

October 04, 2023

### REFERENCE: FW 23-1059

Jana Elizabeth Allen  
199 Fox Run Dr.  
Blue Ridge, GA 30513

Dear Applicant:

This letter is in response to your fee waiver application, FW 23-1059, which seeks to waive the application fee for a re-zoning request for properties located at 501 and 511 Telfair Rd. Brandon, with folios# 68568.0000 and 68568.0050, on the basis of staff error.

Please be advised that pursuant to Section 9.7 of the Development Review Procedures Manual, staff may not approve any fee waivers requested on the basis of staff error. Additionally, such requests are automatically scheduled for review by a Land Use Hearing Officer at a public hearing.

Accordingly, your fee waiver application has been scheduled for review by a hearing officer on **October 23, 2023**. The meeting will begin at 10:00 am in the 2<sup>nd</sup> Floor Boardroom at County Center, 601 E. Kennedy Blvd., in downtown Tampa. At that time, you may present testimony and evidence to the hearing officer on the matter. Please note that failure to appear at the hearing, unless you request a continuance in advance, will result in denial of your fee waiver request.

Please contact our office if you have any questions.

Sincerely,

Brian Grady, Director  
Community Development Division  
Development Services Department

CC: Israel Monsanto, Executive Planner, Development Services  
Colleen Marshall, Executive Planner, Development Services  
Maricela Medrano, Executive Planner, Development Services  
Carmen Mason, Planning and Zoning Technician II, Development Services

## BOARD OF COUNTY COMMISSIONERS

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Harry Cohen  
Ken Hagan  
Pat Kemp  
Gwendolyn "Gwen" Myers  
Michael Owen  
Joshua Wostal

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Bonnie M. Wise

## COUNTY ATTORNEY

Christine M. Beck

## COUNTY INTERNAL AUDITOR

Peggy Caskey

## DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

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**Hillsborough  
County Florida**  
Development Services

# Fee Waiver Application

**Shaded Area For Official Use Only**

Application prefix and number: FW - 23 - 1059

Hearing(s) and type: Date: \_\_\_\_\_ Type: \_\_\_\_\_  
(if applicable)

Date: \_\_\_\_\_ Type: \_\_\_\_\_

Receipt number: 308278

Application type as referenced in LDC: Fee Waiver

Intake date: 9/29/2023 Intake technician signature: Clare Odell

### Applicant's Representative

Name: Joseph Moreda, AICP and Gardner Brewer Hudson

Address: 400 North Ashley Drive, Suite 1100

City / State / Zip: Tampa/FL./33602 Daytime phone: ( 813 ) 392-9495

Email: Landuse@gardnerbrewer.com Fax number: ( \_\_\_\_\_ ) \_\_\_\_\_

### Applicant

Name: Jahna Elizabeth Allen

Address: 199 Fox Run Drive

City / State / Zip: Blue Ridge/ GA / 30513 Daytime Phone: ( \_\_\_\_\_ ) \_\_\_\_\_

Email: \_\_\_\_\_ Fax number: ( \_\_\_\_\_ ) \_\_\_\_\_

### Property Owner

Name: Jahna Elizabeth Allen

Address: 199 Fox Run Drive

City / State / Zip: Blue Ridge/ GA / 30513 Daytime Phone: ( \_\_\_\_\_ ) \_\_\_\_\_

Email: \_\_\_\_\_ Fax number: ( \_\_\_\_\_ ) \_\_\_\_\_

Property address or general location: 501 and 511 Telfair Rd. Brandon, FL.

Nature of request: Fee Waiver (due to staff error)

Related applications: A remedial rezoning and subdivision review are necessary to conform the use of the property.

Proposed utilities: public water \_\_\_\_\_ private well  public wastewater \_\_\_\_\_ septic tank

(Additional information required on "Property Information Sheet")

**I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.**

Jahna Elizabeth Allen  
Signature of the Applicant

Jahna Elizabeth Allen  
Type or print name

**I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.**

Jahna Elizabeth Allen  
Signature of the Owner(s) - (All parties on the deed must sign)

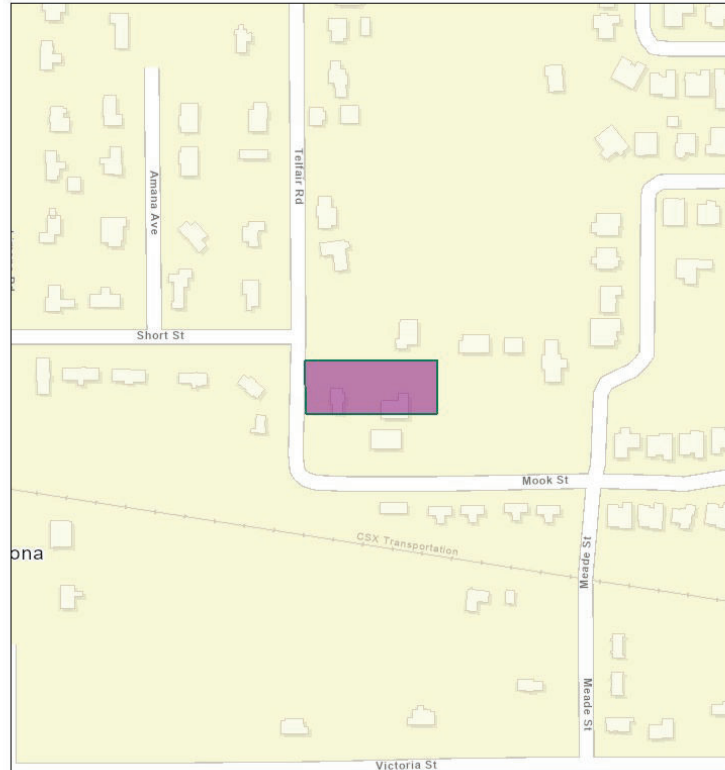
Jahna Elizabeth Allen  
Type or print name



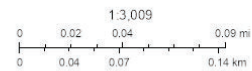
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0385H
FIRM Panel	12057C0385H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120385E
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Census Data	Tract: 012301 Block: 1016
Future Landuse	R-6
Future Landuse	R-6
Future Landuse	R-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 68568.0000



September 29, 2023



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Hillsborough County Florida

**Folio:** 68568.0000  
**PIN:** U-22-29-20-ZZZ-000002-56250.0  
**Jahna Elizabeth Allen**  
**Mailing Address:**  
 199 Fox Run Dr  
 null  
 Blue Ridge, Ga 30513-  
**Site Address:**  
 511 Telfair Rd  
 Brandon, Fl 33510  
**SEC-TWN-RNG:** 22-29-20  
**Acreage:** 0.85859901  
**Market Value:** \$177,872.00  
**Landuse Code:** 0100 Single Family

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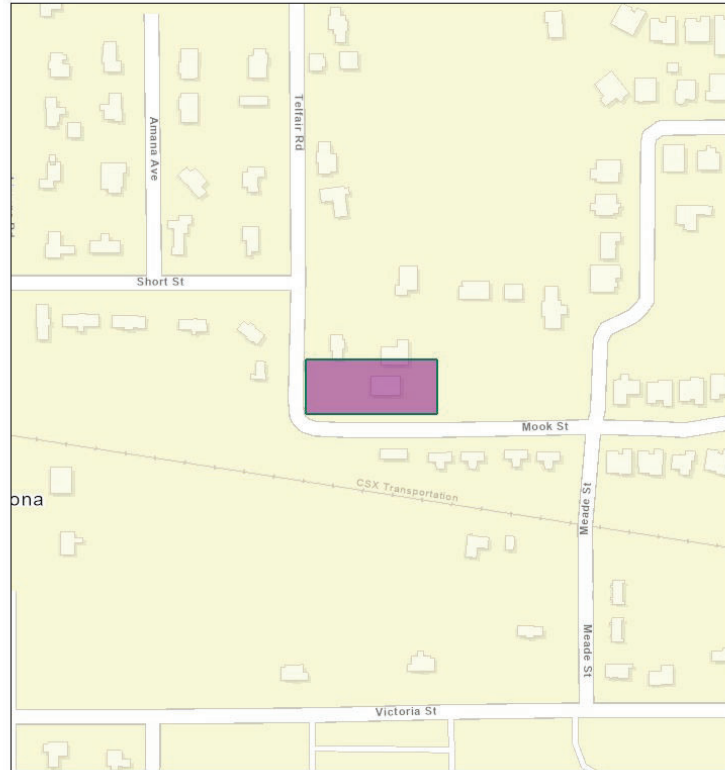
1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0385H
FIRM Panel	12057C0385H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120385E
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Census Data	Tract: 012301 Block: 1016
Future Landuse	R-6
Future Landuse	R-6
Future Landuse	R-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 68568.0050



September 29, 2023

1:3,009

0 0.02 0.04 0.09 mi  
0 0.04 0.07 0.14 km

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Hillsborough County Florida

**Folio:** 68568.0050  
**PIN:** U-22-29-20-ZZZ-000002-56260.0  
**Jahna Elizabeth Allen**  
**Mailing Address:**  
 199 Fox Run Dr  
 null  
 Blue Ridge, Ga 30513-  
**Site Address:**  
 501 Telfair Rd  
 Brandon, Fl 33510  
**SEC-TWN-RNG:** 22-29-20  
**Acreage:** 0.86254197  
**Market Value:** \$248,857.00  
**Landuse Code:** 0100 Single Family

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